

I authorize and empower my attorney-in-fact:

A. To undertake the quieting of the title and possession of the herein described property, and I hereby grant to said attorney-in-fact the exclusive right to represent me for so long as any litigation involving my rights and title in and to such property may be pending in any court or courts.

B. To enter on such property and to demand possession of same, both as to surface and subsurface rights, and for such portions thereof, whether mineral or otherwise, if any, as may have been removed therefrom without my authority;

C. To institute in my name such actions and proceedings as shall be deemed necessary and proper for the recovery of the possession of such property and minerals, and for any and all damages which my attorney-in-fact may consider that I am entitled to recover;

D. To remove any clouds from the title to such property and to employ counsel to prosecute or defend or assist in prosecuting or defending any such actions and proceedings; and

E. To compromise, settle, or adjust in such manner and on such basis as to my attorney-in-fact may seem to be in my best interest, any such actions, proceedings, or other controversies involving such property.

Granting unto my attorney-in-fact full power and authority to appoint a substitute to perform any of the acts that said attorney-in-fact is by this instrument authorized to perform, with the right to revoke such appointment of substitute at pleasure.

All rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on February 22, 1984, and such rights, powers, and authority shall remain in full force and effect thereafter until such time as a duly executed revocation is recorded at